

Building G

10405 - 10417 W. 84th Terrace, Lenexa, Kansas



Pine Ridge
Business Park

Excellent Location in Desirable Johnson County Submarket



Prestigious Mixed-Use Business Park

- Excellent access and location in the highly-desirable Johnson County submarket
- 15 minutes from downtown Kansas City and less than 30 minutes from the Kansas City International Airport
- Ample parking which is designed with spaces close to building entrances

For more information:

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General Building Information

Location:	10405 - 10417 W. 84th Terrace Lenexa, Kansas
Building Size:	One Story Building 17,459 Square Feet
Parking Ratio:	58 surface spaces, 3.3 / 1,000 SF
Year Constructed:	1985
Building Construction:	Brick, tile and glass
Zoning:	BP-1
Utilities:	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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2,240 SF

Space Available:	10405 W. 84th Terrace Lenexa, Kansas
SF Available:	2,240 SF Total 1,935 SF Office 305 SF Warehouse
Loading:	1 Drive-in
Clear Height:	14'
Base Rent:	\$8.00 PSF, NET
Taxes:	\$2.43 (Est. 2023)
Insurance:	\$0.09 (Est. 2023)
Common Area Maintenance:	\$2.74 PSF (Est. 2023)
Est. Park Maintenance:	Maximum \$0.08 PSF

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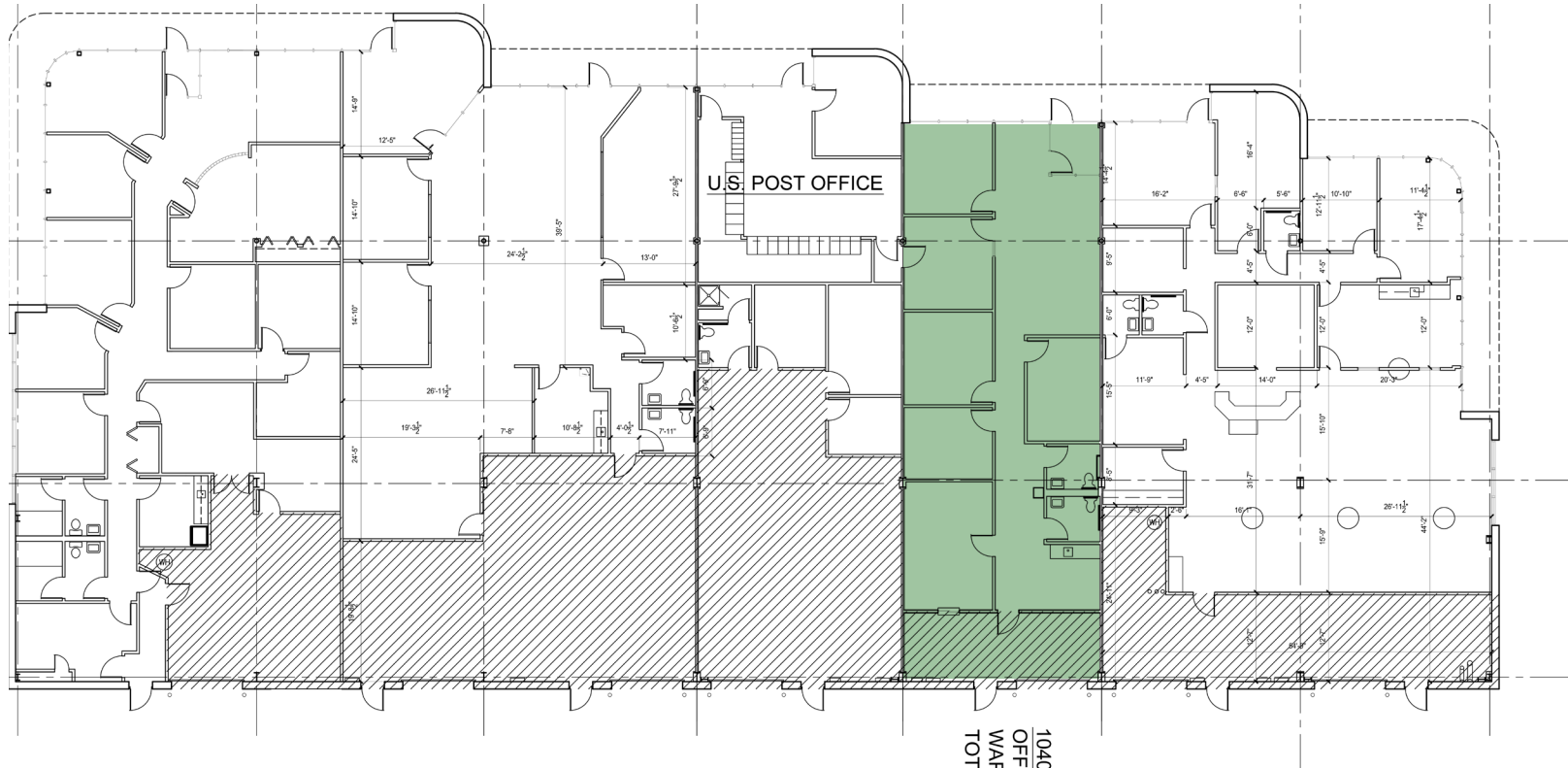
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Floor Plan



10409 WEST 84TH TERR
OFFICE = 1,935 SQFT
WAREHOUSE = 305 SQFT
TOTAL = 2,240 SQFT